



PORTLAND METRO MULTI-UNITS SALES – MAY 17

SALES >\$450K IN MULTNOMAH (OR), WASHINGTON (OR), CLACKAMAS (OR) AND CLARK (WA) COUNTIES

DATE	NAME	ADDRESS	CITY	UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*
31-MAY-17	ROSEGATE	110-120 NE 60TH AVE	PORTLAND - NE	6	\$795,000	\$132,500	533	\$248.44	1956	4.37%
31-MAY-17	THE CLAIRMONT	3929 NE 78TH AVE	PORTLAND - NE	14	\$1,550,000	\$110,714	842	\$131.42	1971	5.56%
31-MAY-17	RIVERSIDE VILLA	18734-18766 SE RIVER RD	MILWAUKIE	37	\$5,000,000	\$135,135	835	\$161.81	1972	4.69%
30-MAY-17	SILVER CREEK	11580 SW HALL BLVD	BEAVERTON	10	\$1,200,000	\$120,000	750	\$160.00	1963	5.09%
30-MAY-17		12810-12850 SE SHERMAN ST	PORTLAND - SUBE	8	\$1,477,500	\$184,688	1441	\$128.19	1996	4.13%
30-MAY-17	CROSS CREEK	8465 SW HEMLOCK ST	TIGARD	34	\$4,485,000	\$131,912	1025	\$128.69	1992	5.56%
26-MAY-17	WALNUT GROVE	3803-3891 NE 152ND AVE	PORTLAND - SUBE	32	\$4,000,000	\$125,000	849	\$147.30	1978	6.36%
26-MAY-17	SCRUGGS	702-728 NE 87TH	PORTLAND - SUBE	52	\$7,800,000	\$150,000	973	\$154.12	1995	5.50%
26-MAY-17		826 N HUMBOLDT ST	PORTLAND - N	7	\$1,360,000	\$194,286	689	\$281.92	1928	3.14%
24-MAY-17		6111 CAUFIELD ST	WEST LINN	10	\$1,285,000	\$128,500	876	\$146.69	1976	7.13%
16-MAY-17		6640 E BURNSIDE ST	PORTLAND - SE	6	\$1,160,000	\$193,333	1071	\$180.46	1992	5.20%
15-MAY-17		3853 NW 148TH PL	BEAVERTON	6	\$2,095,000	\$349,167	1167	\$299.29	2007	4.00%
12-MAY-17		2319-2323 SW 6TH AVE	PORTLAND - CENTRAL	3	\$1,450,000	\$483,333	1343	\$359.89	1895	3.00%
12-MAY-17		2347 A ST	FOREST GROVE	6	\$483,650	\$80,608	875	\$92.12	1980	5.77%
12-MAY-17	C & N COURT	4440-4450 SE 26TH AVE	PORTLAND - SE	6	\$950,000	\$158,333	748	\$211.68	1982	5.50%
11-MAY-17		5717 N GREELEY AVE	PORTLAND - N	5	\$425,000	\$85,000	475	\$178.80	1954	5.79%
9-MAY-17	MOUNTAIN VIEW TOWNHOMES	22900 NE HALSEY ST	WOOD VILLAGE	12	\$1,380,000	\$115,000	916	\$125.58	1970	6.44%
8-MAY-17	KRUSE VILLA	15370 SW BANGY RD	LAKE OSWEGO	20	\$3,800,000	\$190,000	805	\$236.02	1994	5.89%
5-MAY-17	ROGERS PLAZA	615 SE 187TH AVE	PORTLAND - SUBE	16	\$1,750,000	\$109,375	799	\$136.90	1970	4.70%
5-MAY-17	CASCADE FIRS	717 SE 187TH AVE	PORTLAND - SUBE	16	\$1,750,000	\$109,375	828	\$132.06	1971	4.70%
3-MAY-17	FREMONT (NEE FREEDOM CENTER)	1450 NW PETTYGROVE	PORTLAND - CENTRAL	150	\$22,750,000	\$151,667	392	\$386.93	2012	5.50%
3-MAY-17		7327-7347 SE HENRY ST	PORTLAND - SE	8	\$1,210,000	\$151,250	712	\$212.50	1960	5.89%
2-MAY-17	HERITAGE COVE	5209 NE 34TH ST	VANCOUVER	20	\$2,250,000	\$112,500	845	\$133.14	1992	4.50%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
23	MAY-17	AVERAGE	37.1	\$6,628,791	\$164,045	900.8	\$187.78	1978.0	5.34%	\$70,406,150
24	MAY-16	AVERAGE	63.1	\$10,746,750	\$146,691	903.1	\$163.49	1977.6	5.25%	\$257,922,000
-4.2%	CHANGE % MAY 17 VS. MAY 16			-41.2%	-38.3%	11.8%	-0.3%	14.9%	1.6%	-72.7%

YTD 2017 VS. 2016

72	2017 YTD THRU 31 MAY 17	AVERAGE	37.5	\$6,709,816	\$164,483	905.9	\$186.93	1978.3	5.34%	\$483,106,722
123	2016 YTD THRU 31 MAY 16	AVERAGE	45.0	\$7,341,878	\$138,794	899.9	\$160.57	1976.2	5.48%	\$903,051,045
-41.5%	CHANGE % MAY 17 YTD VS. MAY 16 YTD			-16.5%	-8.6%	18.5%	0.7%	16.4%	-2.6%	-46.5%

CAPRATE, BUILT, \$/UNIT, SQFT/UNIT AND \$/SQFT AVERAGES ARE WEIGHED AVERAGES.

* CAPRATE - NOTE: CAPRATE IS REPORTED AND MAY OR MAY NOT REPRESENT ACTUAL CAPRATE AT TIME OF SALE.

IN MAY 2016 THERE WERE FIVE LARGE (>100 UNITS) SALES (100 & 265 IN GRESHAM, 107 IN CLACKAMAS, 206 IN PORTLAND - N AND 357 IN PORTLAND - W).

DATA FROM PUBLIC RECORDS AND COSTAR - PORTLAND (CLARK, CLACKAMAS, MULTNOMAH AND WASHINGTON COUNTIES) SALES > \$450,000